

Minutes

May 21, 2024, 2:00 pm

Executive Director Rick Hatcher called the meeting to order.

Directors Present: Heather Harpst for Wes Dodds, Rick Hatcher, Joe Antram for Mark Robinson, Rhonda Stafford, and Mike Yoder.

Guests Present: Kaileigh Vermillion, Breanne Parcels, Cindee Boyd, Jayne Griffith, Heather Martin, Mary Moser, Amber Palmer.

Rick Hatcher introduced Mary Moser who recently completed a research project on the State Route 117 property. Rick also shared with the group that Heather Martin received the Robin Darden Thomas Pillar of Service Award at the Ohio Land Bank Association Conference.

Minutes:

- Mike Yoder moved a motion to approve the minutes from the regular March 12, 2024, meeting as submitted, and Rhonda Stafford seconded. All in favor.

Financial Report: Rhonda Stafford provided the financial information.

- Financial Accounts
 - General checking account, activity from March 12, 2024, through May 21, 2024: \$13,551.19 Debit; \$192.06 Credit; \$501,476.41 Checking Balance.
 - The Money Market Account Balance of \$157,103.83 with an interest rate of 4.54% and had \$1,168.88 paid.
 - Abandoned Gas Station Cleanup Grant checking account: there was a \$0 debit; \$0.84 credit; and a \$10,026.65 balance.
 - This account will be kept open until the property has been sold.
 - Building Demolition and Site account: \$0 debit; \$0.02 credit; \$141.67 balance.
 - The Total Balance for all Land Bank accounts is \$668,748.56.
 - Mike Yoder moved a motion to accept the financial report and Heather Harpst seconded. All in favor.
- Rhonda reported that Belser Accounting filed the Land Bank Hinkle Report on 4/26/2024.

Current Property:

1. Westview St, 52-032-05-02-005-000. The board voted to acquire on 1/3/23.
 - a. Status Update: Rick and Breanne gave an update on this property. The purchase agreement extension ended on 4/30/24. A Zoom meeting was held between Rick, Breanne, Matt, and Heather Martin to discuss the status of this property. During that meeting, Breanne provided information from a court entry. No further update is available.
2. 808 Euclid Ave, Bellefontaine
 - a. Status Update: An asbestos survey has been completed, and the information gathered so this property can be included in the demolition grant if there are excess funds.
3. 52-032-13-16-009-000 & 52-032-13-16-012-000, Lake Ave

- a. Status Update: The closing of this property is scheduled for 5/21/24 after the Land Bank meeting.

Current Property Watch:

1. 12045 St. Rt. 117, Belle Center, 36-007-13-01-015-000
 - a. External Costs were \$1,251.26.
 - b. Internal Costs: \$5,000
 - c. Grant expenditures to date: \$179,832.30.
 - d. Status Update: Matt Chamberlain is working on the deed to transfer the property back to the Land Bank.
2. Cooper Avenue
 - a. A letter was sent to the five properties on Eastern Avenue and four property owners contacted Heather Martin with questions regarding the letter and are interested in receiving a portion.
 - b. Breanne and Mike have reported they're working on this item differently. Mike spoke with the current City Mayor who believes the City should be the ones to own and maintain the drive. This is still in the process and no final decision or actions have been taken.

Potential Properties:

1. 410 Union St, 47-031-06-10-005-000
 - a. Status Update: The Board voted to acquire and sell on 9/5/23 for \$2,000. A request was made to the Auditor on 9/8/23 and there has been no update.
 - b. Breanne provided an update to the Board on this property. There was a forfeiture error in the 2019 filing. The court does not want this to be redone. The issue is that this forfeiture was completed on the same day the law changed. This may come up during a title search, or it might not be because all the filings happened before the law changed, it just happened to be finalized on the same day. As long as the purchaser is aware of this and still wants to proceed, it can happen.
 - c. Heather Martin will email the interested purchaser and provide him with an update.
2. 52-032-13-14-005-000, 533 Grand Ave, Russells Point
3. 17-106-08-12-003-000, 1225 Carlisle St
4. 07-083-07-01-004-000, Center St
5. 17-091-12-22-003-000, 305 W Sandusky Ave
6. 23-048-00-00-062-001, Co. Rd. 39
7. 23-049-13-03-005-000, 4853 Co Rd 39
8. Mike Yoder moved a motion to have Heather Martin reach out to neighboring property owners for interest in the above properties and Joe Antram seconded. All in favor
 - a. Further into the meeting, Breanne reported that United Way has an interest in the properties on County Road 39. Heather Martin will reach out to the Director.

Depositor Foreclosure Program:

1. 121 St. Paris St., 11-091-10-03-013-000
 - a. The Board discussed this request and the program. Breanne provided information on the process.
 - b. Mike Yoder moved a motion to follow the guidelines as established and set the depositor amount to \$750 and Joe Antram seconded. All in favor.
2. 328 Clagg St., 17-091-11-03-004-000
 - a. The Board discussed this request. Breanne provided information.
 - b. Joe Antram moved a motion to follow the guidelines as established and set the depositor amount to \$750 and Heather Harpst seconded. All in favor.
3. As part of this discussion Breanne suggested the Board update the Non-Productive Land Form to include similar language as used by Preble County's Land Bank. Rhonda Stafford moved a motion to update this form and Mike Yoder seconded. All in favor.
4. Cook Avenue., 17-091-07-14-012-000 and 17-091-07-14-011-000
 - a. The Board discussed this request. Breanne provided information.
 - b. Mike Yoder moved a motion to follow the guidelines as established and set the depositor amount to \$750 and Heather Harpst seconded. All in favor.

New Business:

1. Application to acquire Grove Avenue, 47-017-14-10-017-000
 - a. The applicant offered \$1,000 for this property. Breanne recommended this be processed as a depositor foreclosure. Breanne stated she would fill out the complaint for this. Breanne stated the applicants did not need to complete different paperwork. The court costs are unknown at this time.
 - b. Rhonda Stafford moved to accept the request of the applicant and Heather Harpst seconded. All in favor.
2. Application to Acquire Lake Avenue, 52-032-13-16-008-000
 - a. Court costs are unknown at this time.
 - b. Mike Yoder moved a motion to accept the request of the applicant and Rhonda Stafford seconded. All in favor.
 - c. Breanne stated it may be possible to have this parcel transferred directly to the Land Bank, and she would complete the paperwork to do so.
3. Breanne told the Board that an item later on the agenda regarding combining side lots had value and would be helpful to her work. She highly encouraged the Board to do so. Discussion was briefly held regarding this.
 - a. Mike Yoder moved a motion to modify the purchase agreement to include language requiring lots to be combined if contiguous and Joe Antram seconded. All in favor.
4. Land Bank Conference
 - a. Rick gave information on the conference and the value of attending. It provides valuable information and is a good place to network.

Building Demolition and Site Revitalization Program

1. Heather Martin reported the State had sent a priority spreadsheet the evening of Friday, May 17 and it was due Friday, May 24. She provided a copy of the completed priority list for the Board members.
2. Mike Yoder moved a motion to approve the priority list and Joe Antram seconded. All in favor.
3. Rick Hatcher reported that ODOD reached out and had a virtual meeting to discuss the Welcome Home program with the Land Bank. At this time, with the rules and requirements for the program, it's not something the Land Bank can move forward with.
4. Mike Yoder reported that he spoke with Representative Barhorst on an idea to help with Indian Lake cleanup. It was suggested that a pot of money be given to the Land Bank to clean up properties. He stated because the Land Bank has experience, and history and is respected, this could be a good avenue. The Board discussed this possibility, and as they have experience with demolitions and cleaning up the properties would be interested. If this funding moves forward, the Board will open a new financial account just for this money so it can be separated from the rest of the funds. Mike Yoder will reach out to Representative Barhorst to let him know the Land Bank would be willing to be the pilot program for this funding.

Brownfield Remediation Program

1. The application for the 420 W Columbus, West Liberty property was submitted. At this point, we're just waiting for approval from the State.
2. The application for 532 Florence Ave, Bellefontaine was submitted. At this point, we're just waiting for approval from the State.
3. There has been no update on this grant, at this time.

Other

1. Breanne brought up the foreclosure procedures and asked that language be added that the Land Bank will accept foreclosures directly from the court.
 - a. Joe Antram moved a motion to update this language and Rhonda Stafford seconded it. All in favor.

Adjourn: Mike Yoder moved a motion to adjourn the Logan County Land Reutilization Corporation meeting and Joe Antram seconded. All in favor.

Next Scheduled Meeting: The next regularly scheduled meeting will be held on July 16, 1:00 p.m., at the Logan County Commissioners Office.